# KIRBY COLLETTI

# RESIDENTIAL SALES & LETTINGS



# 43 Woodstock Road

Broxbourne, EN10 7PB

Price £810,000



OFFERED WITH NO UPWARD CHAIN!! KIRBY COLLETTI are delighted to offer this FOUR BEDROOM DETACHED HOUSE offering excellent potential for further extensions and remodelling. Located in one of Broxbourne's most sought after residential roads, within the catchment for OFSTED Outstanding Sheredes Primary School and The Broxbourne Secondary School, also a short walk to Broxbourne Railway Station, Local Shops, Barclay Park and Hoddesdon Town Centre.

Some of the many features include a Spacious Lounge/Diner, Kitchen, Morning Room, 41ft West Facing Rear Garden, Ground Floor W.C, uPVC Double Glazing, Gas Heating to Radiators, Garage and Parking for Numerous Cars.

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE

DINING ROOM

KITCHEN

LOUNGE

- HIGHLY SOUGHT AFTER LOCATION
- GARAGE

**GARDEN** 

EXCELLENT POTENTIAL

EN SUITE SHOWER ROOM







41FT WEST FACING REAR

#### **ACCOMMODATION**

uPVC entrance door to:

#### **RECEPTION HALL**

12'5 x 10'7 max (3.78m x 3.23m max)

Coved ceiling. Radiator. Stairs up to first floor. Understairs storage cupboard.

#### **GROUND FLOOR W.C**

7'4 x 2'10 (2.24m x 0.86m)

Front aspect uPVC double glazed window. Fully tiled walls and floor. Low level W.C. Wash hand basin with cupboard under. Radiator.

#### **LOUNGE**

18'5 x 12 (5.61m x 3.66m)

Dual aspect uPVC double glazed windows. Three wall light points. Coved ceiling. Feature fireplace. Radiator. Open to:

#### **DINING ROOM**

12 x 10'1 (3.66m x 3.07m)

Rear aspect sliding patio door to garden. Three wall light points. Coved ceiling. Radiator.

#### **KITCHEN**

13'10 x 10'2 max (4.22m x 3.10m max)

Rear aspect uPVC double glazed window. Range of light wood wall and base mounted units with granite worksurfaces over. Stainless steel single drainer sink unit with waste disposal. Built in electric oven. Electric hob with extractor fan above. Amtico flooring. Larder cupboard. Plumbing for washing machine and dishwasher. Integrated fridge.

#### **MORNING ROOM**

13'11 x 8'4 (4.24m x 2.54m)

Rear aspect uPVC double glazed window. Fitted cupboards. Radiator.

#### FIRST FLOOR LANDING

16'9 x 5'7 max (5.11m x 1.70m max)

Front aspect uPVC double glazed window. Access to loft. Airing cupboard.

#### **BEDROOM ONE**

17'2 x 9'7 max (5.23m x 2.92m max)

Front aspect uPVC double glazed window. Fitted wardrobes to one wall. Radiator. Door to:

#### **EN-SUITE SHOWER ROOM**

9 x 5'4 (2.74m x 1.63m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Wall mounted wash hand basin with drawer under. Low level W.C. Fully tiled walls and floor. Chrome heated towel rail.

#### **BEDROOM TWO**

15'1 x 12'1 max (4.60m x 3.68m max)

Front aspect uPVC double glazed window. Radiator.

## **BEDROOM THREE**

12 x 10'1 (3.66m x 3.07m)

Rear aspect uPVC double glazed window. Radiator.

#### **BEDROOM FOUR**

9 x 8'9 (2.74m x 2.67m)

Rear aspect uPVC double glazed window. Radiator.

#### **BATHROOM**

8 x 5'10 (2.44m x 1.78m)

Rear aspect uPVC double glazed window. Tiled enclosed bath with mixer tap and shower attachment. Wall mounted wash hand basin with cupboard under. Low level W.C. Fully tiled walls and floor. Heated towel rail. Shaver socket.

#### **OUTSIDE**

### **FRONT GARDEN**

Block paved patio providing parking for several vars. Remainder laid to lawn. Access to:

#### **GARAGE**

18'2 x 8'7 (5.54m x 2.62m)

Up and over door. Two windows to side. Cupboard housing wall mounted gas boiler. Tap.

#### **REAR GARDEN**

Westerly facing 41ft deep x 43ft wide. Crazy paved patio. Laid to lawn with flower and shrub borders. Patio to either side. Summer house, outside tap. Pedestrian access to both sides.

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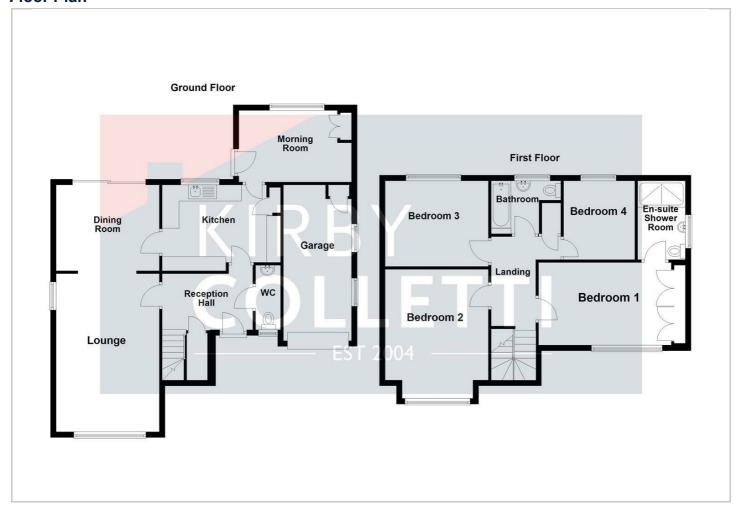
# Road Map Hybrid Map Terrain Map







## Floor Plan



## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# **Energy Efficiency Graph**

